



September 26, 2006

MEMORANDUM

Re: County of Fairfax RFP07-877215-04

To All Interested Bidders:

Thank you for your interest in the Laurel Hill Request for Proposal (RFP). The purpose of this memorandum is to provide you with information relative to the role of the Laurel Hill Project Advisory Citizens Oversight Committee (LHPACOC) in the RFP review process, as well as in the subsequent execution of any contract for the adaptive reuse of the Reformatory and Penitentiary sites at the former Lorton Prison.

The LHPACOC was established by the Fairfax County Board of Supervisors following the Board's unanimous adoption of adaptive reuse recommendations in December 2004. The recommendations were developed by a task force of citizens, planning consultants and County staff. The LHPACOC comprises three members, appointed by the Board, to ensure citizen participation in the development process of the Reformatory and Penitentiary going forward. The LHPACOC thus represents, and reports to, the Board and, in a very real sense, carries on the vision of the original Laurel Hill Task Force (LHTF). To fulfill its oversight and advisory function, LHPACOC members coordinate with the County staff on emerging issues and the overall progress of the process. The LHPACOC ensures that the citizens of Fairfax County have an external source of information on the development process, and it provides a vital channel for citizen input to its elected officials and County staff.

The LHPACOC has played an integral part in the shaping of the RFP. The LHPACOC will report to the Board of Supervisors about the RFP process. The Oversight Committee has developed a list of "Selection Principles" it will consider in its report to the Board of Supervisors. They are attached with this memorandum. They mirror the selection criteria found in the RFP itself, and are grounded in the governing documents for the Laurel Hill development, namely, the Memorandum of Agreement (MOA) that affected the transfer of the land from the Federal government to Fairfax County; the Fairfax County Comprehensive Plan; and the Board-approved recommendations of the Laurel Hill Task Force (LHTF).

The Oversight Committee is available to answer questions regarding the recommendations of the LHTF or our selection principles. Please feel free to direct questions for the Oversight Committee to Chris Caperton, the county's Laurel Hill coordinator, or ask questions during the committee's public meetings.


Yours truly,

A handwritten signature in cursive script that reads "Timothy J. Sargeant". The signature is written in black ink and is positioned above a thin red horizontal line.

Timothy J. Sargeant
Chair, LHPACOC

attachment

Current and complete information about the Laurel Hill adaptive reuse can be found at
<http://www.fairfaxcounty.gov/dpz/laurelhill/>

 Reasonable accommodations will be made upon request. Please call 703-324-1334, TTY 711, for more information.

Laurel Hill Project Advisory Citizens Oversight Committee Selection Principles

The Laurel Hill Project Advisory Citizens Oversight Committee is responsible for monitoring the implementation of reuse recommendations for the Reformatory and Penitentiary area. The objective of the committee's role in the Request for Proposal (RFP) process is to ensure that proposals are in general accordance with the adaptive reuse recommendations adopted and implemented by the Fairfax County Board of Supervisors in December 2004.

As a result, the Oversight Committee will utilize the following descriptive categories in assessing potential development teams:

Preserve the essential historic core (both physical and symbolic) of the Reformatory and Penitentiary sites

- Development of the site should emphasize the rehabilitation of historically relevant structures for adaptive reuse. Alterations and additions to buildings should complement existing architecture and be in accordance with the Secretary of Interior's Standards for rehabilitating historic buildings.
- New construction may be necessary to address the needs of future users. New construction should be undertaken in a manner that is compatible and complementary to the existing character of the historic district.

Minimize the present and future financial burden on taxpayers

- The development of the Reformatory and Penitentiary areas should seek to minimize the taxpayer's financial participation and leverage that participation to create a viable, self-sustaining, long-term reuse scenario. Private or other investment should substantially support the development of the Reformatory and the Penitentiary.

Promote socially positive and acceptable reuses that are complementary of, and in harmony with, other development on site and in the surrounding community

- The Oversight Committee will be guided by the Board-approved recommendations and Comprehensive Plan language that include possible uses, such as:
 - Adaptive reuse of existing structures for condominium-style housing units
 - Magnet housing to support police, teachers and firefighters
 - Housing for seniors
 - An education scenario, such as a satellite campus
 - A "village center" retail concept
- As described in the Laurel Hill Task Force recommendations, the Oversight Committee stresses the importance of uses that do not compete with uses at the Lorton Arts Foundation site.

Provide flexibility and transparency in the actual development process going forward

- In concert with the Board-adopted reuse recommendations, the Oversight Committee will look for coordinated development scenarios for the Reformatory and Penitentiary area that promote compatibility among uses.
- The Oversight Committee will consider scenarios that call for phasing development of the Reformatory and Penitentiary sites, if phasing promotes success of the overall project and a realistic completion date.
- The Oversight Committee is looking for development teams that promote communication with County government, the Oversight Committee and citizens during the development process.

Permit Adaptive Reuse of Laurel Hill into something of far-reaching significance and consequence – both exciting and uplifting

- The adaptive reuse recommendations for the Reformatory and Penitentiary area, as embodied in the Request for Proposal, provide sufficient leeway for creative development proposals. The Oversight Committee will assess the extent to which creative or alternative projects do not fundamentally alter the broad vision of the Laurel Hill Task Force recommendations. *

* Development candidates are encouraged to review the document entitled, “Laurel Hill Adaptive Reuse Citizens Advisory Committee: Recommendations For The Adaptive Reuse Areas Within Laurel Hill” (November 2004)

Development candidates also are encouraged to review the Fairfax County Comprehensive Plan for the Lower Potomac Planning District, Amended through 5-1-2006. Attention is directed to LP1 Laurel Hill Community Planning Sector. The Reformatory and Penitentiary are located within Subunit 3B of the sector.

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